

# **\$199,900 - 431 300 Spruce Ridge Road, Spruce Grove**

MLS® #E4441939

**\$199,900**

2 Bedroom, 2.00 Bathroom, 933 sqft

Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to Parkland Point (formerly Edgeworth Place) in Spruce Grove! This well-maintained, ORIGINAL OWNER condo features 2 BEDROOMS & 2 FULL BATHROOMS and is the perfect home for First Time Home Buyers or Investors. Plenty of natural light throughout the open concept layout that boasts a spacious kitchen and living room providing the perfect place to relax and unwind. Add the convenience of in-suite laundry/storage room and a COVERED BALCONY which provides a great spot to enjoy a morning coffee or soak up that south facing sun. Don't worry, CENTRAL A/C ensures you stay cool & comfortable inside! Primary bedroom features walk-thru closets and 3pc Ensuite. Second bedroom is a generous size and conveniently located beside 4 pc bathroom. HEATED UNDERGROUND PARKING ensures your vehicle is secure and comfortable year-round and storage cage provides additional space for seasonal items. AMAZING LOCATION! Just minutes away from schools, parks, trails, shopping, golf, and the Yellowhead Freeway. DON'T MISS OUT!!!

Built in 2009

## **Essential Information**

MLS® # E4441939

Price \$199,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	933
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	431 300 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0H6

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Social Rooms, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	12
Zoning	Zone 91
Condo Fee	\$519

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 24th, 2025 at 9:31am MDT